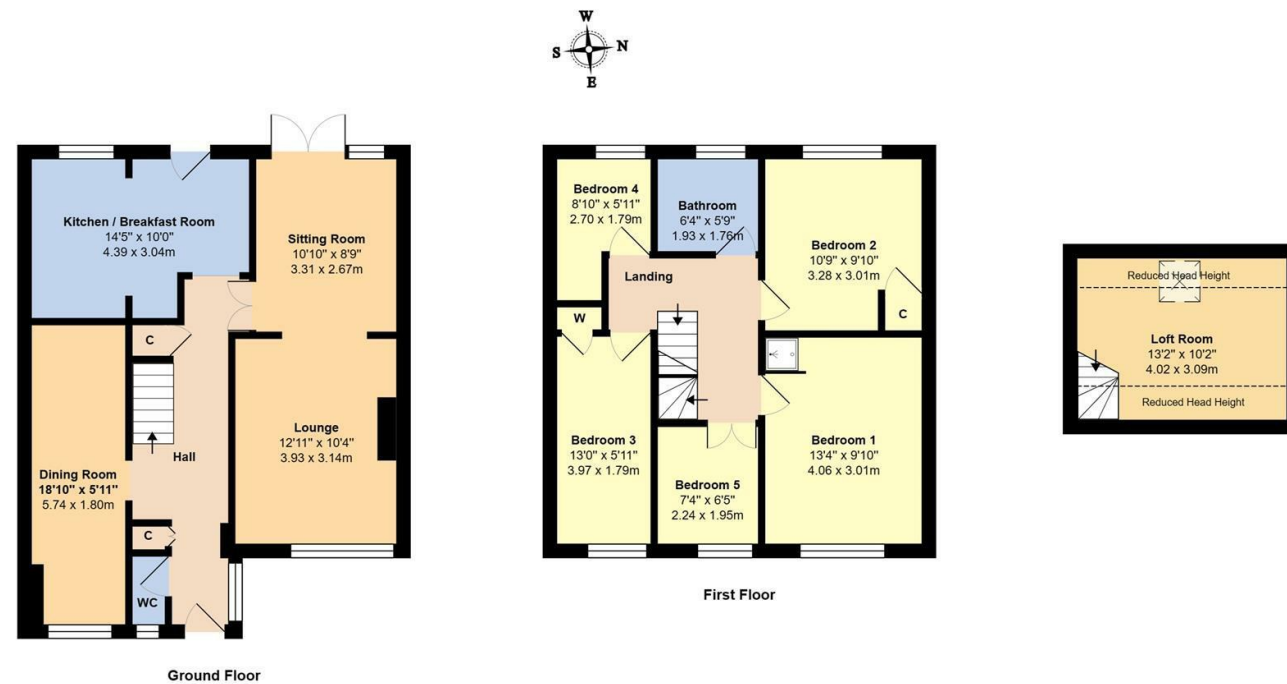


7 Hailsham Close, East Preston BN16 1DW

£375,000 - Freehold



TENURE - Freehold

Council Tax Band: D

Energy Performance Rating: C

AGENT'S NOTE - For clarification, we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings.

WITH OVER...



At an Average rating of **4.9/5** ★★★★★



Glyn-Jones & Company
Rustington Office Sales
01903 770095
rustington@glyn-jones.com

- **Significantly Extended Semi-Detached House**
- **Versatile Accommodation Currently Arranged as Five Bedrooms/Two Reception Rooms**
- **Kitchen/Breakfast Room**
- **Bathroom/WC**
- **Ground Floor Cloakroom**
- **Gas Central Heating**
- **Double Glazing**
- **West Facing Rear Garden**
- **Cul-De-Sac Location**
- **EER: C**

Pleasantly situated at the end of a small cul-de-sac within a popular residential location is this significantly extended, semi-detached house.

The property offers versatile accommodation, but is currently arranged as five first-floor bedrooms; a lounge/sitting room; separate dining room; kitchen/breakfast room; modern fitted bathroom/WC; and a ground floor cloakroom.

Outside, there is an attractive and well-enclosed rear garden positioned on a favourable westerly aspect, and an open plan front garden of low maintenance design.

Additional attributes include; gas central heating; double glazing; an extensive array of built-in storage; a carpeted loft space; and ample parking adjacent to the front garden for parking.

The property is located on the immediate outskirts of East Preston village, enabling easy access to the A259, as well as the renowned 700-bus route that operates along nearby Old Worthing Road.

Furthermore, a useful local convenience store can be found within 0.2 mile, and a larger superstore in approximately 0.5 mile.

Notably, Angmering mainline railway station, which provides a regular service to London Victoria, via Gatwick, is located within approximately 1 mile.



At an Average rating of **4.9/5** ★★★★★



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7 Hailsham Close, East Preston, West Sussex, BN16 1DW

